

142.0

0003

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
998,600 / 998,600

USE VALUE:

998,600 / 998,600

ASSESSED:

998,600 / 998,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE CYNTHIA J
Owner 2:	
Owner 3:	

Street 1: 83 HIGHLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: RAMSEY HAROLD E & RUTH B/ESTAT -

Owner 2: -

Street 1: 83 HIGHLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,880 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2693 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10880		Sq. Ft.	Site		0	80.	0.69	9									597,121						597,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		10880.000	394,800	6,700	597,100	998,600			91572
									GIS Ref
									GIS Ref
									Insp Date
									11/29/17

PREVIOUS ASSESSMENT

Parcel ID										
142.0-0003-0002.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,800	6700	10,880.	597,100	998,600	998,600	Year End Roll	12/18/2019
2019	101	FV	293,400	6700	10,880.	559,800	859,900	859,900	Year End Roll	1/3/2019
2018	101	FV	293,400	6700	10,880.	462,800	762,900	762,900	Year End Roll	12/20/2017
2017	101	FV	293,400	6700	10,880.	425,400	725,500	725,500	Year End Roll	1/3/2017
2016	101	FV	293,400	6700	10,880.	388,100	688,200	688,200	Year End	1/4/2016
2015	101	FV	285,900	6700	10,880.	380,700	673,300	673,300	Year End Roll	12/11/2014
2014	101	FV	285,900	6700	10,880.	353,800	646,400	646,400	Year End Roll	12/16/2013
2013	101	FV	285,900	6700	10,880.	336,600	629,200	629,200		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMSEY HAROLD E	70660-573		2/23/2018	Estate/Div		99	No	No	Harold Ernest Ramsey d.o.d. 2/11/2016 Bk 7066
	11430-680		11/21/1967				No	No	N

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
3/7/1996	54		15,000					ADD OR ENCLOSE 4 P	11/29/2017	Info At Door	HS	Hanne S					
3/23/1994	70	Manual	6,915					SIDING	1/22/2009	Entry Denied	372	PATRIOT					
									11/16/1999	Meas/Inspect	256	PATRIOT					
									5/31/1996		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH																	
Type:	6 - Colonial			Full Bath:	2	Rating: Average		FIREPLACE SCALED OVER.																											
Sty Ht:	2A - 2 Sty +Attic			A Bath:			Rating:																												
(Liv) Units:	1			3/4 Bath:			Rating:																												
Foundation:	3 - BrickorStone			A 3QBth:			Rating:																												
Frame:	1 - Wood			1/2 Bath:			Rating:																												
Prime Wall:	4 - Vinyl			A HBth:			Rating:																												
Sec Wall:			%	OthrFix:			Rating:																												
Roof Struct:	1 - Gable			OTHER FEATURES																															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Good																													
Color:	YELLOW			A Kits:			Rating:																												
View / Desir:				Fpl:			Rating:																												
GENERAL INFORMATION						WSFlue:			Rating:																										
Grade: C - Average						CONDOS INFORMATION						1st Res Grid Desc: Line 1 # Units: 1																							
Year Blt:	1900			Location:			Level		FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O															
Alt LUC:			Alt %:	Total Units:			Other																												
Jurisdct:			Fact: .	Floor:			Upper																												
Const Mod:				% Own:			Lvl 2																												
Lump Sum Adj:				Name:			Lvl 1																												
INTERIOR INFORMATION						Totals	RMS:	8	BRs:	4	Baths:	2	HB																						
Avg Ht/FL: STD						DEPRECIATION						REMODELING												RES BREAKDOWN											
Prim Int Wall:	2 - Plaster			Phys Cond:	GD - Good	18. %		Exterior:		No Unit	RMS	BRS	FL																						
Sec Int Wall:			%	Functional:			%	Interior:	1	8	4																								
Partition:	T - Typical			Economic:			%	Additions:																											
Prim Floors:	3 - Hardwood			Special:			%	Kitchen:																											
Sec Floors:	5 - Lino/Vinyl	15 %		Override:			%	Baths:																											
Bsmnt Flr:	12 - Concrete			Total:	18.6 %							Plumbing:																							
Subfloor:				CALC SUMMARY						Electric:																									
Bsmnt Gar:				Basic \$ / SQ: 125.00						Heating:																									
Electric:	3 - Typical			Size Adj.: 1.03989971						General:																									
Insulation:	2 - Typical			Const Adj.: 0.99544507						Totals																									
Int vs Ext:	S			Adj \$ / SQ: 129.395						1 8 4																									
Heat Fuel:	2 - Gas			Other Features: 78500																															
Heat Type:	3 - Forced H/W			Grade Factor: 1.00																															
# Heat Sys:	1			NBHD Inf: 1.00000000																															
% Heated:	100			NBHD Mod:																															
Solar HW:	NO			LUC Factor: 1.00																															
% Com Wall:			% Sprinkled:	Adj Total: 484997																															
MOBILE HOME						Depreciation: 90209																													
Make: [] Model: [] Serial #: [] Year: [] Color: []						Final Total: 394800						Juris. Factor: [] Before Depr: 129.40																							
SPEC FEATURES/YARD ITEMS						Depreciated Total: 394787						Special Features: 0 Val/Su Net: 96.27						Val/Su SzAd: 146.60																	
PARCEL ID 142.0-0003-0002.0																		IMAGE																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							AssessPro Patriot Properties, Inc											
3	Garage	D	Y	1	24X24	A	AV	1960	19.34	T	40	101			6,700		6,700																		
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101																							
More: N						Total Yard Items: 6,700						Total Special Features: []						Total: 6,700																	